



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 19, 2023

Applicant: Robert Delaune, Architect

Application Number: H2023-0045

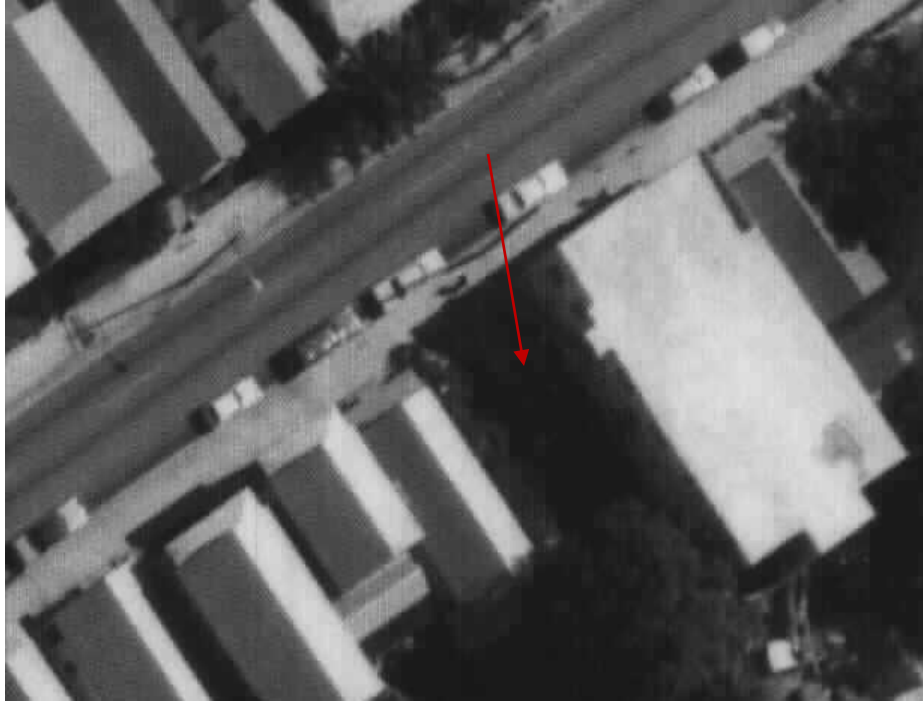
Address: 816 Duval Street

Description of Work:

Construction of new porch deck under existing roof at side of historic structure.

Site Facts:

The principal building in the site is listed as a contributing resource to the district. The one-story frame vernacular structure was built circa 1920. Staff have not been able to find the specific time when the south addition and front porch were built but aerial photographs from 1972 and 1998 give us evidence that the structures were built after 1972. With all the non-historic construction across the front of the property the historic house has been obscured. New owners have been renovating the property for commercial use and have received a Certificate of Appropriateness for exterior work and signage.



1972 Aerial Photograph Depicting an Empty Lot South of Building.



1998 Aerial Photograph.



Main Facade of Building circa 1965. Monroe County Library.



Main Facade of Building in 2011. Photograph from Edward Swift III Collection, Monroe County Library.



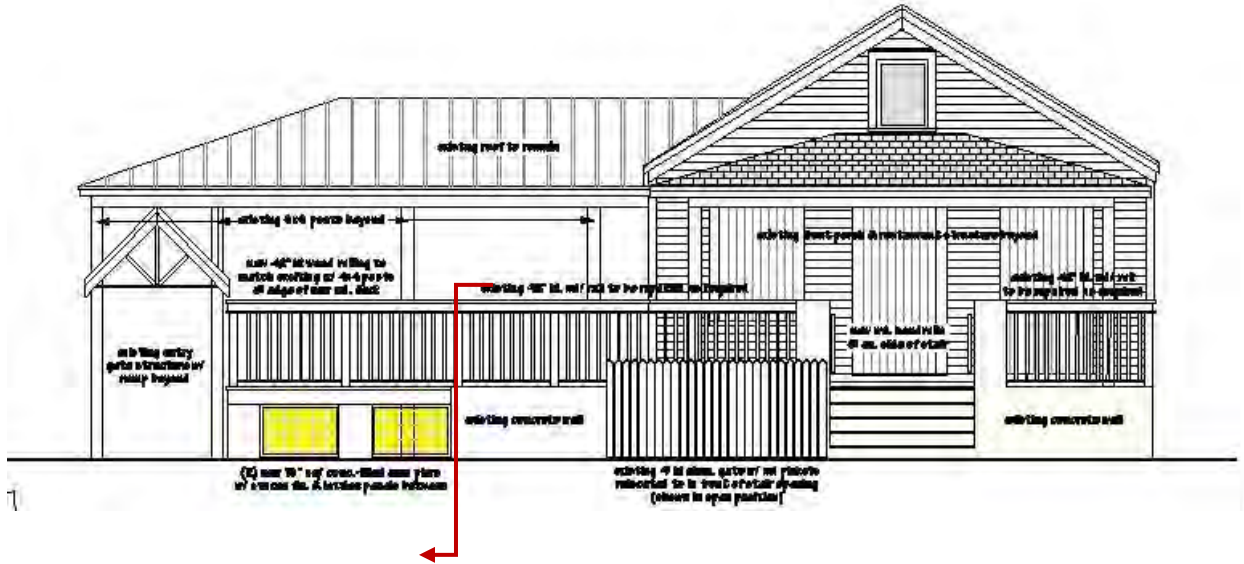
Photo of Area Under Review Before Current Renovations.

Guidelines Cited on Review:

- Decks, patios, hot tubs, spas, pools, and related equipment (page 39a), specifically guidelines 1 and 2.
- Glossary, specific definition of *Yard, front*: – *Front yards shall be defined as the yard abutting a street. (i.e., street frontage lot).*

Staff Analysis:

The Certificate of Appropriateness under review proposes the expansion of an existing elevated deck located at the front of the property. The current elevated deck extends to the south side of the front porch of the historic and contributing principal building. The applicant stated that this additional deck will allow ADA access to the principal building. The new addition will have the same height and railing design as the existing deck. Portions of the new deck will be built in front of a non-historic addition located on the south elevation of the contributing building and under an existing roof.



Proposed New Deck and Railings on the Left Side.

Consistency with Cited Guidelines:

It is staff’s opinion that the guidelines are clear about the appropriate location of a deck within the historic zoning districts. In this specific case, as there are ADA requirements, the already built- up deck and that the deck will not be in front of the historic building, it is staff opinion that the Commission shall consider these issues while reviewing the proposed design. Staff finds that the design will not have an adverse effect on the historic building or surrounding properties.

APPLICATION

RECEIVED
 NOV 21 2023
 BY: Tk

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
 1300 White Street
 Key West, Florida 33040

HARC COA # HARC 2023-0045	REVISION # 0045	INITIAL & DATE T.K 11/21/23
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	816 Duval Street	
NAME ON DEED:	PK Key West LLC	PHONE NUMBER 714 814 4967
OWNER'S MAILING ADDRESS:	174 Mars Lane	EMAIL info@bangkokhappybowl.com
	Breckenridge, CO 80424	
APPLICANT NAME:	Robert L Delaune Arrchitect PA	PHONE NUMBER 305-304 4842
APPLICANT'S ADDRESS:	619 Eaton Street, Suite 1	EMAIL robdelaune@bellsouth.net
	Key West, FL 33040	
APPLICANT'S SIGNATURE:	<i>Robert L Delaune</i>	DATE 11/20/23

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS ___ RELOCATION OF A STRUCTURE ___ ELEVATION OF A STRUCTURE ___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES ___ NO X INVOLVES A HISTORIC STRUCTURE: YES X NO ___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES ___ NO X

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
CONSTRUCT NEW WOOD FRAME PORCH FLOOR UNDER EXISTING PORCH ROOF @ SIDE OF HISTORIC STRUCTURE
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

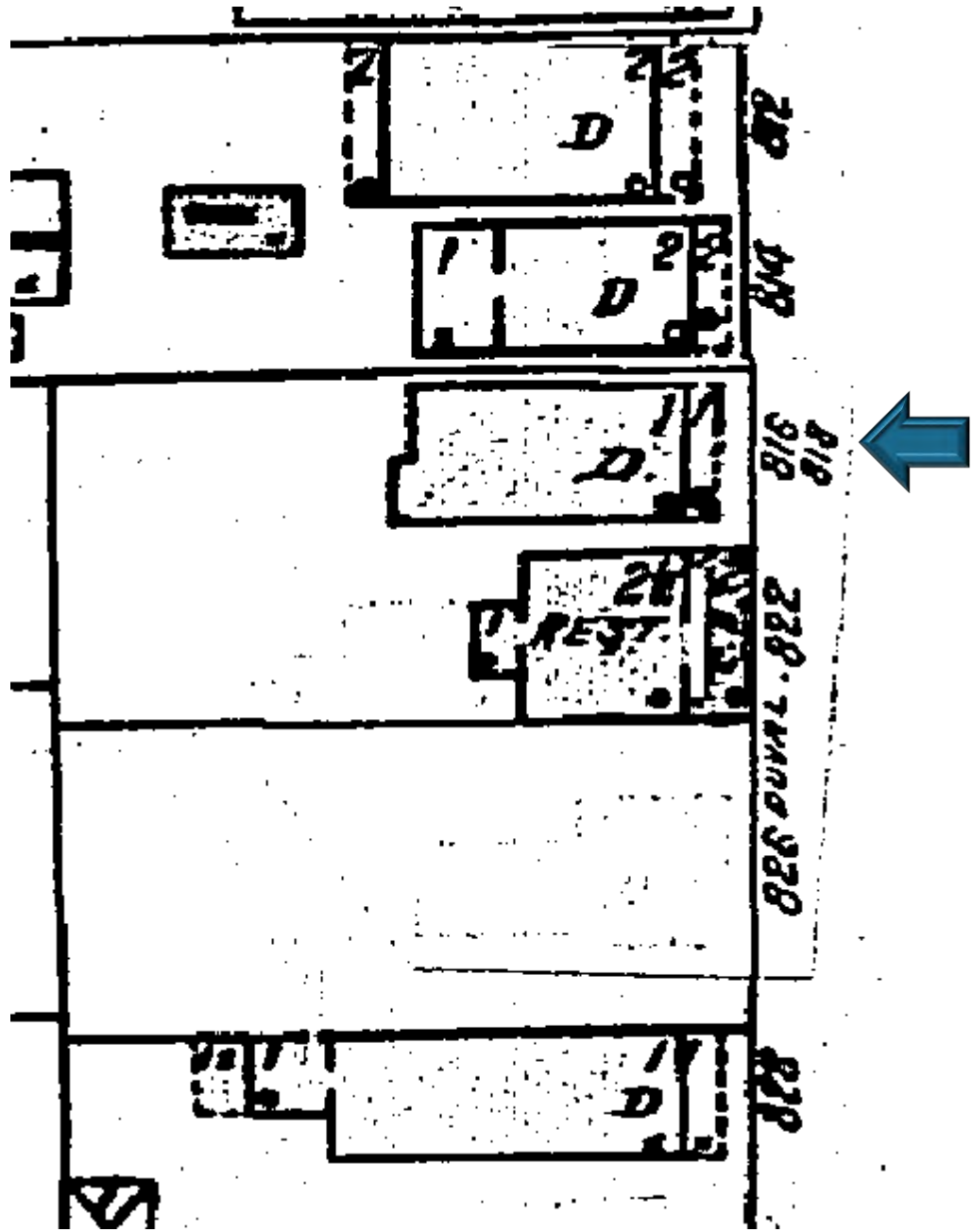
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
 PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS: SEE GENERAL WORK DESCRIPTION ABOVE	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

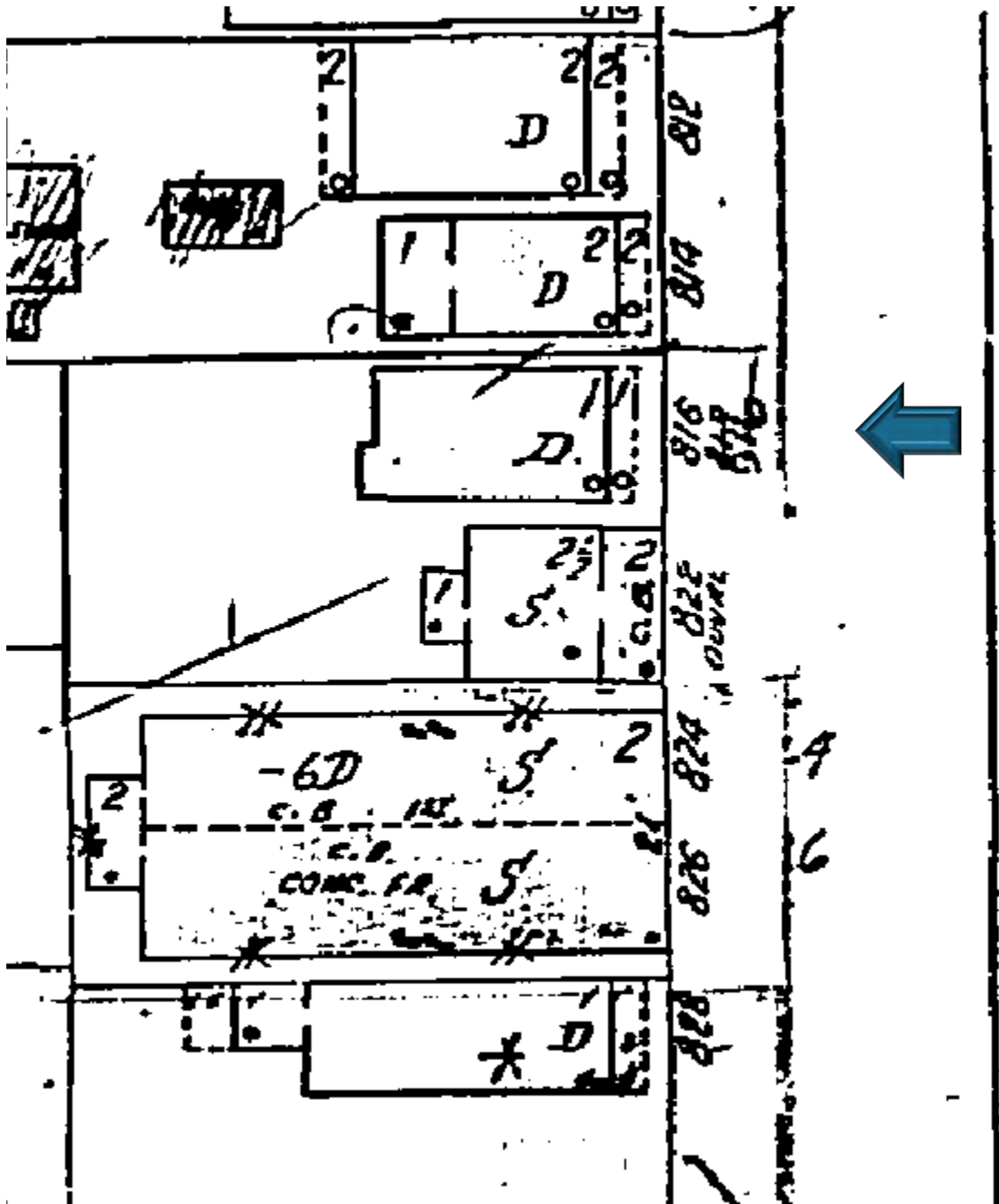
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

SANBORN MAPS



Sanborn Map 1948



Sanborn Map 1962

PROJECT PHOTOS



816 Duval Street circa 1965. Monroe County Library.



816 Duval Street in 2011. From Edward Swift III, Monroe County Library.



COASTAL
Amazing Commercial
Space
303.311.6645
CoastalCollection.com

FUNKY
CHICKEN
STORE



COASTAL
COLLECTION
REALTY, INC.
Amazing Commercial
Space
816 Coastal-Collection.com

SOLD
COASTAL
COLLECTION
REALTY, INC.
305.363.7665
Coastal-Collection.com

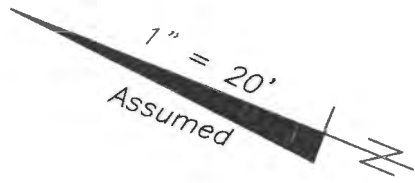
LOADING
AND
UNLOADING
ONLY
NO PARKING
EXCEPT FOR
LOADING/UNLOADING

816



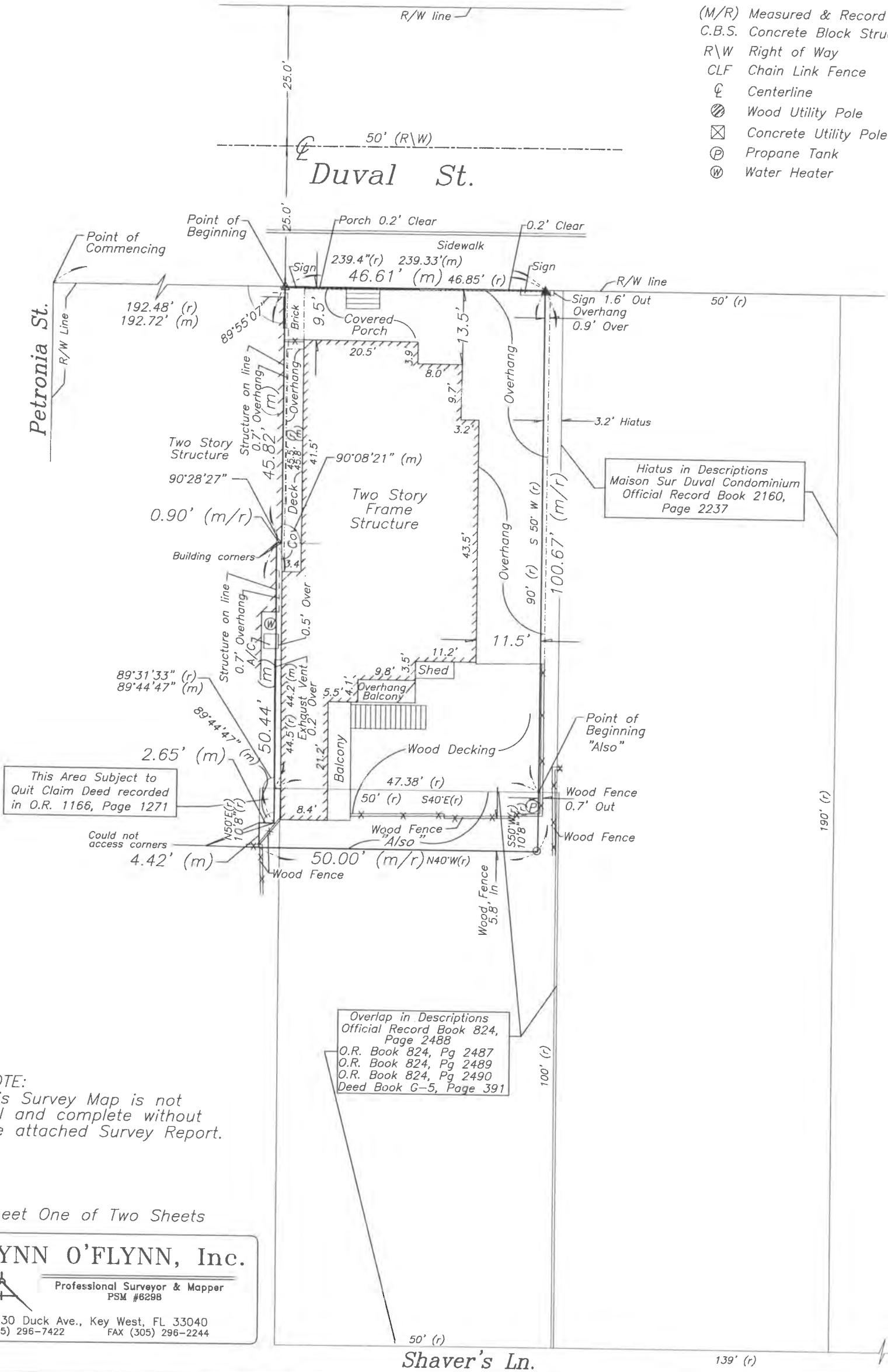
SURVEY

Boundary Survey Map of part of Lot 3, Square 6, Tract 4, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- ⊙ Propane Tank
- ⊗ Water Heater



This Area Subject to
Quit Claim Deed recorded
in O.R. 1166, Page 1271

Hiatus in Descriptions
Maison Sur Duval Condominium
Official Record Book 2160,
Page 2237

Overlap in Descriptions
Official Record Book 824,
Page 2488
O.R. Book 824, Pg 2487
O.R. Book 824, Pg 2489
O.R. Book 824, Pg 2490
Deed Book G-5, Page 391

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Shaver's Ln.

Olivia St.

Boundary Survey Report of part of Lot 3, Square 6, Tract 4,
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 816 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. All concrete and bricking is not shown.
9. Date of field work: April 22, 2023.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's Map, delineated February, A.D., 1829, as Part of Tract 4, better known as Part of Lot 3, Square 6, of SIMONTON & WALLS ADDITION to the City of Key West; COMMENCING at the intersection of the SE'ly right-of-way line of Petronia Street and the SW'ly right-of-way line of Duval Street thence along said SW'ly right-of-way line of Duval Street in a SE'ly direction for a distance of 192.48 feet to the Point of Beginning; thence continue along said Duval Street in a SE'ly direction for a distance of 46.85 feet; thence at right angles in a SW'ly direction 90.0 feet; thence at right angles and in a NW'ly direction 47.38 feet to an existing wood fence; thence along a line deflected 89°31'33" to the right and along said fence and an existing one story frame structure for a distance of 44.5 feet; thence along a line deflected 90°28'27" to the right and along said structure for a distance of 0.9 feet; thence NE'ly and at right angles along said structure for a distance of 45.5 feet back to the Point of Beginning.

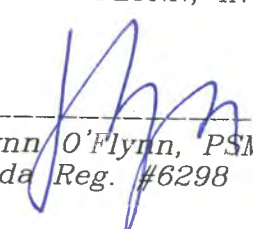
ALSO

On the Island of Key West and known on William A. Whitehead's Map of the Island delineated February, A.D., 1829 as a part of Tract 4, but better known as Simonton and Wall's Addition to the Island of Key West as part of Subdivision 1 in Fletcher's Diagram of Lot 3 in Square 6 of said Addition. COMMENCING at a point distant from the corner of Petronia and Duval Streets 239 feet, 4 inches, thence run at right angles South 50° West 90 feet to the Point of Beginning, thence run South 50° West 10 feet 8 inches; thence run North 40° West 50 feet; thence run North 50° East 10 feet 8 inches; thence run South 40° East 50 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Kirk Coult;
Patriot Bank, N.A.;
Oropeza Stones Cardenas, PLLC;
Chicago National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.



J. Lynn O'Flynn, PSM
Florida Reg. #6298

June 7, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

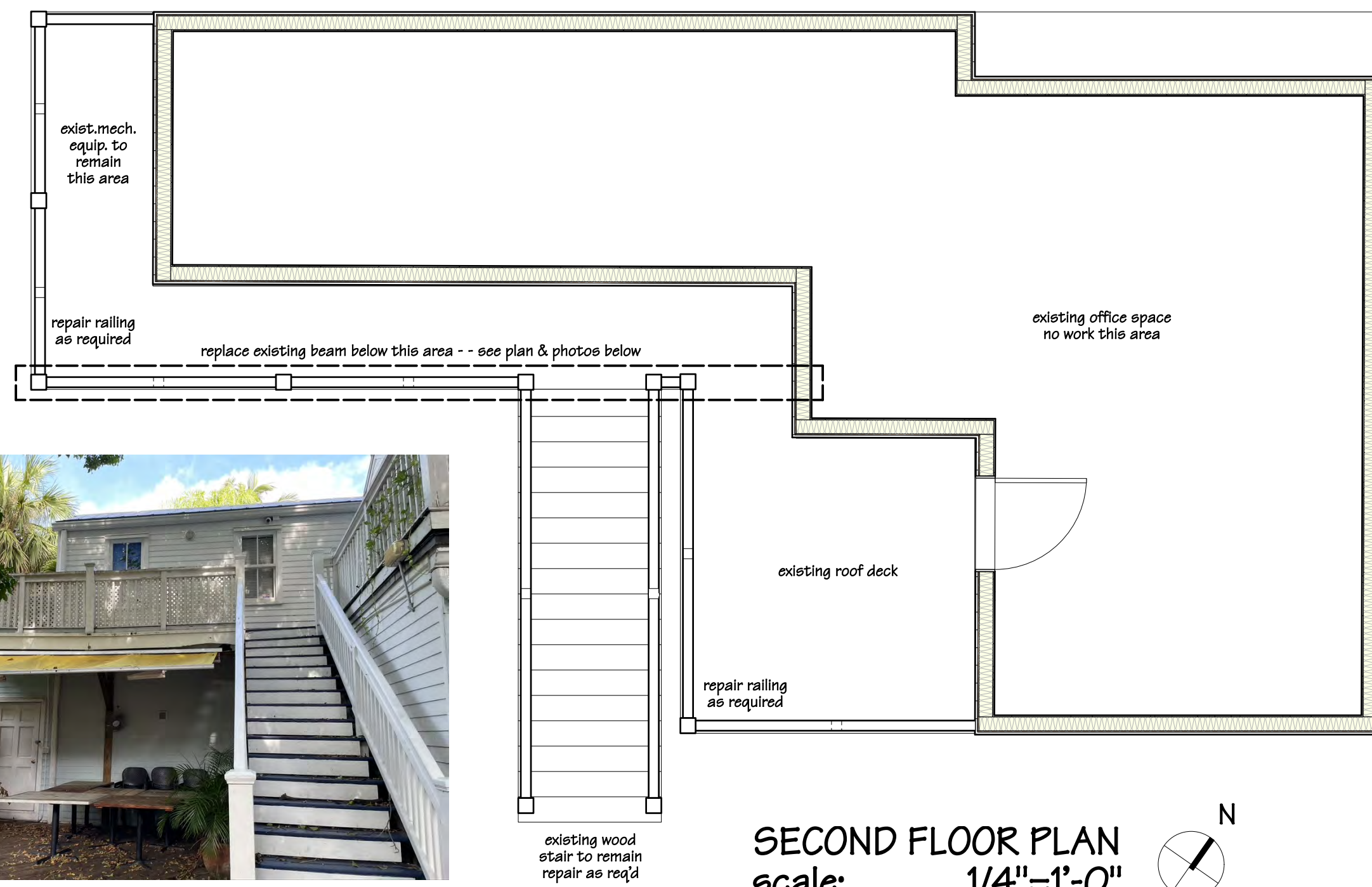
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

PROPOSED DESIGN



GENERAL NOTES

- All work shall comply with the Florida Building Code, latest edition, and with all applicable laws, ordinances, and codes of the City of Key West, Florida.
- Verify all field conditions prior to submitting a bid.
- Contours and/or existing grades shown are approximate. Verify with field conditions. Final grading shall be provide gradual grades and slopes. Slope all grades away from the building. Planting areas shall be graded with soil suitable for planting. Rock and debris will not be allowed.
- Where discrepancies between drawings, specifications and code requirements occur, adhere to the most stringent requirement.
- Dimensions shall take precedence over scale.
- All new utilities shall be underground, unless otherwise noted.
- Drawings and specifications are complimentary. Refer to all sheets of the drawings and applicable sections of the specifications for interfaces of work with that of other trades.
- After completion of construction, remove all debris and construction equipment. Restore site to original condition.

ALL WORK DEPICTED IN THESE DOCUMENTS SHALL CONFORM TO THE FLORIDA BUILDING CODE (2020 EDITION) AND THE NATIONAL ELECTRICAL CODE (LATEST EDITION).

WIND LOAD INFORMATION:

ULTIMATE DESIGN WIND SPEED: 180 MPH; RISK CATEGORY II; EXPOSURE CATEGORY: 'C'; MEAN ROOF HEIGHT= 25'; INTERNAL PRESSURE COEFFICIENT: +/- 0.18.

SITE DATA:

LOT AREA: 4752 S.F.
LAND USE DISTRICT: HISTORIC RESIDENTIAL COMMERCIAL CORE DUAL OCEANSIDE (HRCC-3)
FEMA FLOOD ZONE: X

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG. COVERAGE:			
ENCLOSED:	2130 S.F.	1342 S.F.	NO CHANGE
NOT ENCLOSED:			NO CHANGE
TOTAL:	2376 S.F. (50%)	3472 S.F. (73.1%)	NO CHANGE

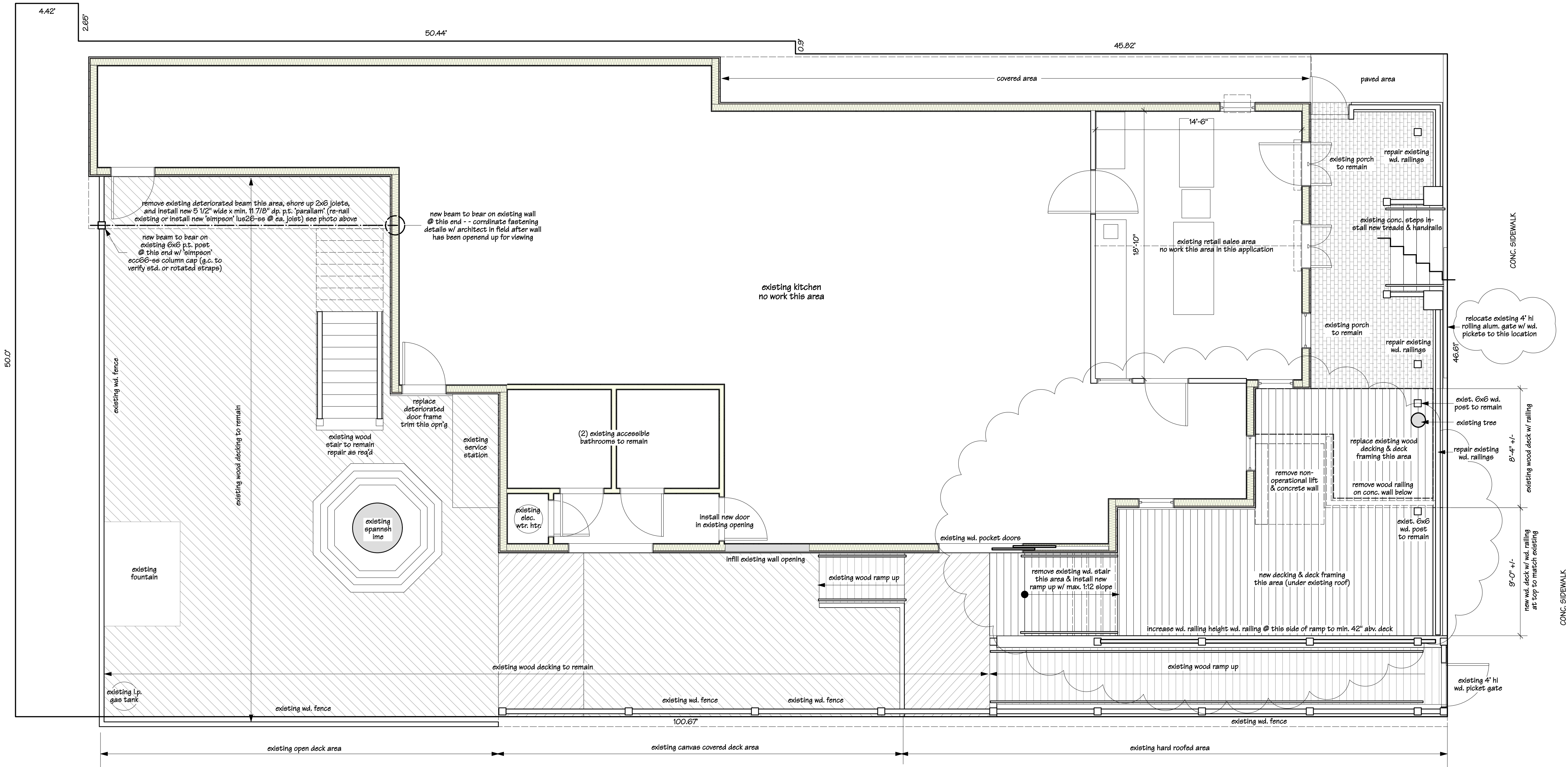
IMPERVIOUS SURFACE RATIO:

	ALLOWED/REQUIRED	EXISTING	PROPOSED
BLDG'S:			
PAVING:	40	3472 S.F.	NO CHANGE
TOTAL IMPERVIOUS:	2851 S.F. (60%)	3512 S.F. (73.9%)	NO CHANGE

FLOOR AREA RATIO:

	ALLOWED/REQUIRED	EXISTING	PROPOSED
1st FLOOR:		4473 S.F.	NO CHANGE
2nd FLOOR:		892 S.F.	NO CHANGE
TOTAL:	4752 S.F. (FAR 1.0)	5365 S.F. (FAR 1.13)	NO CHANGE

	ALLOWED/REQUIRED	EXISTING	PROPOSED
NON-OPEN SPACE:			
IMPERVIOUS:		3512 S.F.	NO CHANGE
OPEN W.D. DECKS:		929	NO CHANGE
TOTAL NON-OPEN:		4441 S.F.	NO CHANGE
OPEN SPACE:	950 S.F. (20%)	311 S.F. (6.5 %)	NO CHANGE
HEIGHT:	35'40'	25' +/-	NO CHANGE
SETBACKS (PRIMARY STRUCTURE):			
FRONT:	5'	ZERO	NO CHANGE
R. SIDE:	5'	ZERO	NO CHANGE
L. SIDE:	5'	ZERO	NO CHANGE
REAR:	15'	5'	NO CHANGE

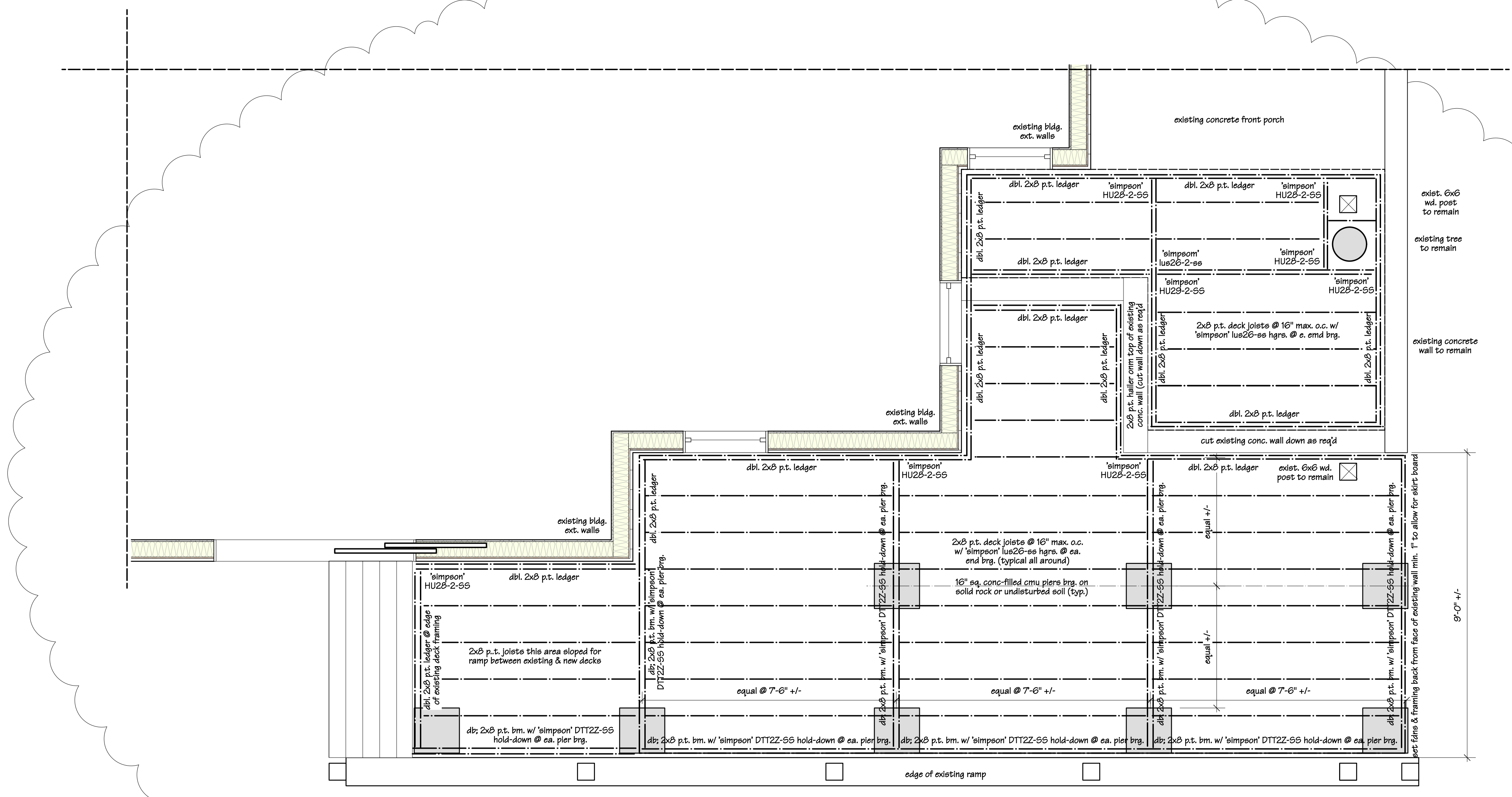


renovations to restaurant structure at
816 DUAL STREET
KEY WEST, FLORIDA

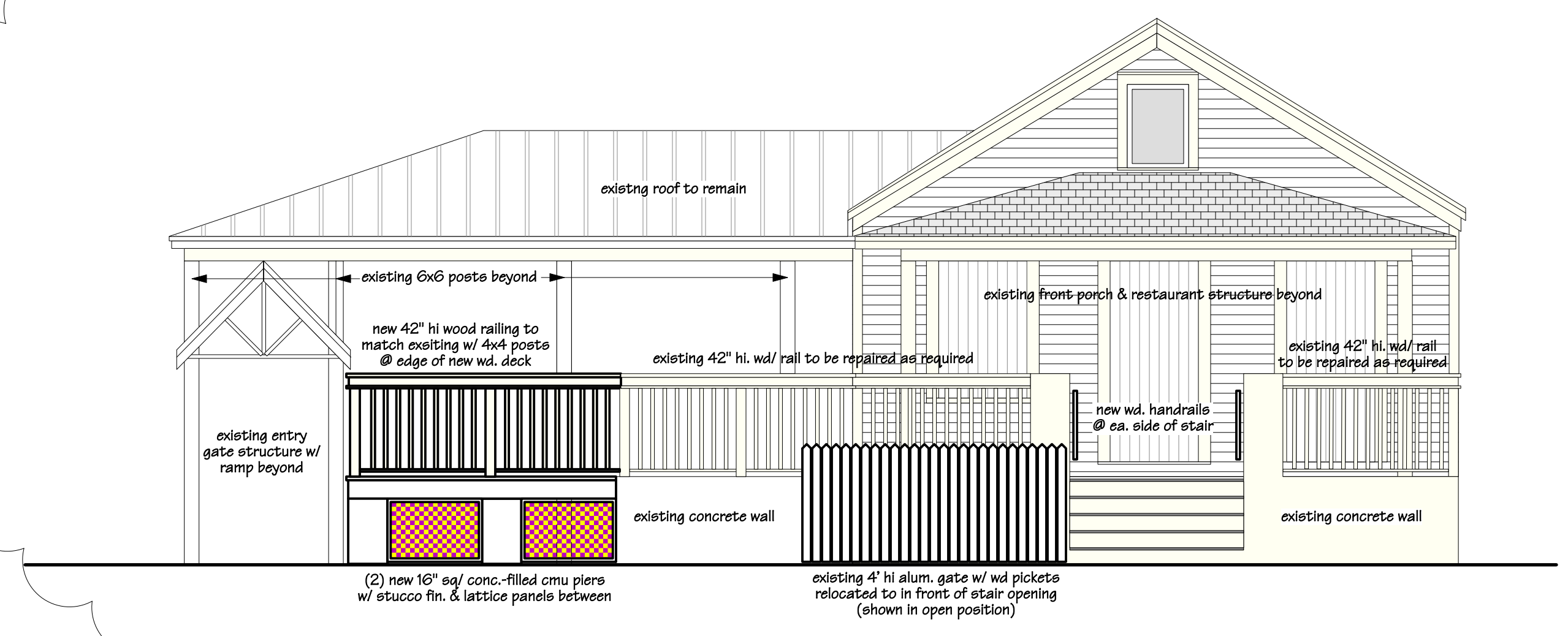
Robert L. Delaune, Architect, p.a.
619 Eaton Street, Suite 1, Key West, FL 33040
ph/fax: (305) 293-0364 FL Lic. #AA00035594

sheet
1
of
2

14 OCTOBER 2023
revised 11/9/23



NEW DECK FOUNDATION & FRAMING PLAN
 scale: 1/2"=1'-0"



PROPOSED EAST ELEVATION
 scale: 1/4"=1'-0"

renovations to restaurant structure at
 816 DUYAL STREET
 KEY WEST, FLORIDA

Robert L. Delaune, Architect, p.a.
 619 Eaton Street, Suite 1, Key West, FL 33040
 ph/fax: (305) 293-0364 FL Lic. #AA00035594

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 19, 2023, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

CONSTRUCTION OF NEW PORCH DECK UNDER EXISTING ROOF AT SIDE OF HISTORIC STRUCTURE.

#816 DUVAL STREET

Applicant – Robert Delaune, Architect Application #H2023-0045

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared ROBERT DELAUNE, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address: 816 DUVAL STREET on the 12TH day of DECEMBER, 2023.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on DECEMBER 19TH, 2023.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is H 2023-0045

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Robert Delaune
Date: 12/12/23
Address: 419 EATON ST #1
City: KEY WEST, FL
State, Zip: 33040

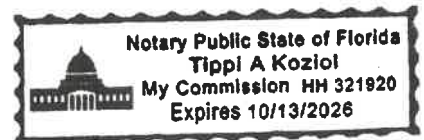
The forgoing instrument was acknowledged before me on this 12th day of December, 2023.

By (Print name of Affiant) Robert Delaune who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: Tippi A. Koziol
Print Name: Tippi A. Koziol

Notary Public - State of Florida (seal)
My Commission Expires: 10/13/2026



Public Meeting Notice


HOLTKAMP CONSTRUCTION
305-294-5399
STATE CERTIFIED BUILDING CONTRACTOR LIC CBC 059212

816

305-304-6

JMB
PAINTING S
Licensed & Insured



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PROPERTY APPRAISER INFORMATION

Monroe County, FL

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00017160-000000
 Account# 1017591
 Property ID 1017591
 Millage Group 10KW
 Location 816 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 3 SQR 6 TR 4 A5-444 G73-455 OR289-268 OR338-98 OR764-1981
 Description OR916-1850 OR969-2207 OR1039-1551 OR1061-2258 OR1502-452 OR1502-454 OR1502-456 OR1798-592 OR2632-1750 OR2632-1752 OR3243-2059
 (Note: Not to be used on legal documents.)
 Neighborhood 32050
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

PK KEY WEST LLC
 174 marks ln
 breckenridge CO 80424

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$272,873	\$287,049	\$287,049	\$301,224
+ Market Misc Value	\$2,690	\$2,761	\$2,832	\$2,903
+ Market Land Value	\$1,770,120	\$1,770,120	\$724,140	\$724,140
= Just Market Value	\$2,045,683	\$2,059,930	\$1,014,021	\$1,028,267
= Total Assessed Value	\$1,226,965	\$1,115,423	\$1,014,021	\$1,028,267
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,045,683	\$2,059,930	\$1,014,021	\$1,028,267

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,770,120	\$287,049	\$2,761	\$2,059,930	\$1,115,423	\$0	\$2,059,930	\$0
2021	\$724,140	\$287,049	\$2,832	\$1,014,021	\$1,014,021	\$0	\$1,014,021	\$0
2020	\$724,140	\$301,224	\$2,903	\$1,028,267	\$1,028,267	\$0	\$1,028,267	\$0
2019	\$724,140	\$301,224	\$2,974	\$1,028,338	\$984,480	\$0	\$1,028,338	\$0
2018	\$724,140	\$288,550	\$3,044	\$1,015,734	\$894,982	\$0	\$1,015,734	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2100)	4,470.00	Square Foot	47	101

Buildings

Building ID	39727	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1928
Building Type	WAREHOUSE/MARINA A / 48A	EffectiveYearBuilt	2006
Building Name		Foundation	
Gross Sq Ft	5392	Roof Type	
Finished Sq Ft	2695	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	GOOD	Heating Type	
Perimeter	362	Bedrooms	0

Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	2	
Depreciation %	23	Grade	450	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	200	0	0
FLA	FLOOR LIV AREA	2,695	2,695	0
OPU	OP PR UNFIN LL	40	0	0
OOU	OP PR UNFIN UL	314	0	0
OPF	OP PRCH FIN LL	304	0	0
PDO	PATIO DIN OPEN	1,319	0	0
PDE	PTO DIN ENCL	520	0	0
TOTAL		5,392	2,695	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
WATER FEATURE	2006	2007	0 x 0	1	1 UT	1
FENCES	2006	2007	5 x 96	1	480 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/13/2023	\$3,150,000	Warranty Deed	2433221	3243	2059	03 - Qualified	Improved		
6/6/2013	\$100	Quit Claim Deed		2632	1752	11 - Unqualified	Improved		
6/6/2013	\$2,075,000	Warranty Deed		2632	1750	35 - Unqualified	Improved		
5/30/2002	\$950,000	Warranty Deed		1798	0592	Q - Qualified	Improved		
2/1/1998	\$248,500	Quit Claim Deed		1502	0452	H - Unqualified	Improved		
4/1/1986	\$115,000	Warranty Deed		969	2207	U - Unqualified	Improved		

Permits

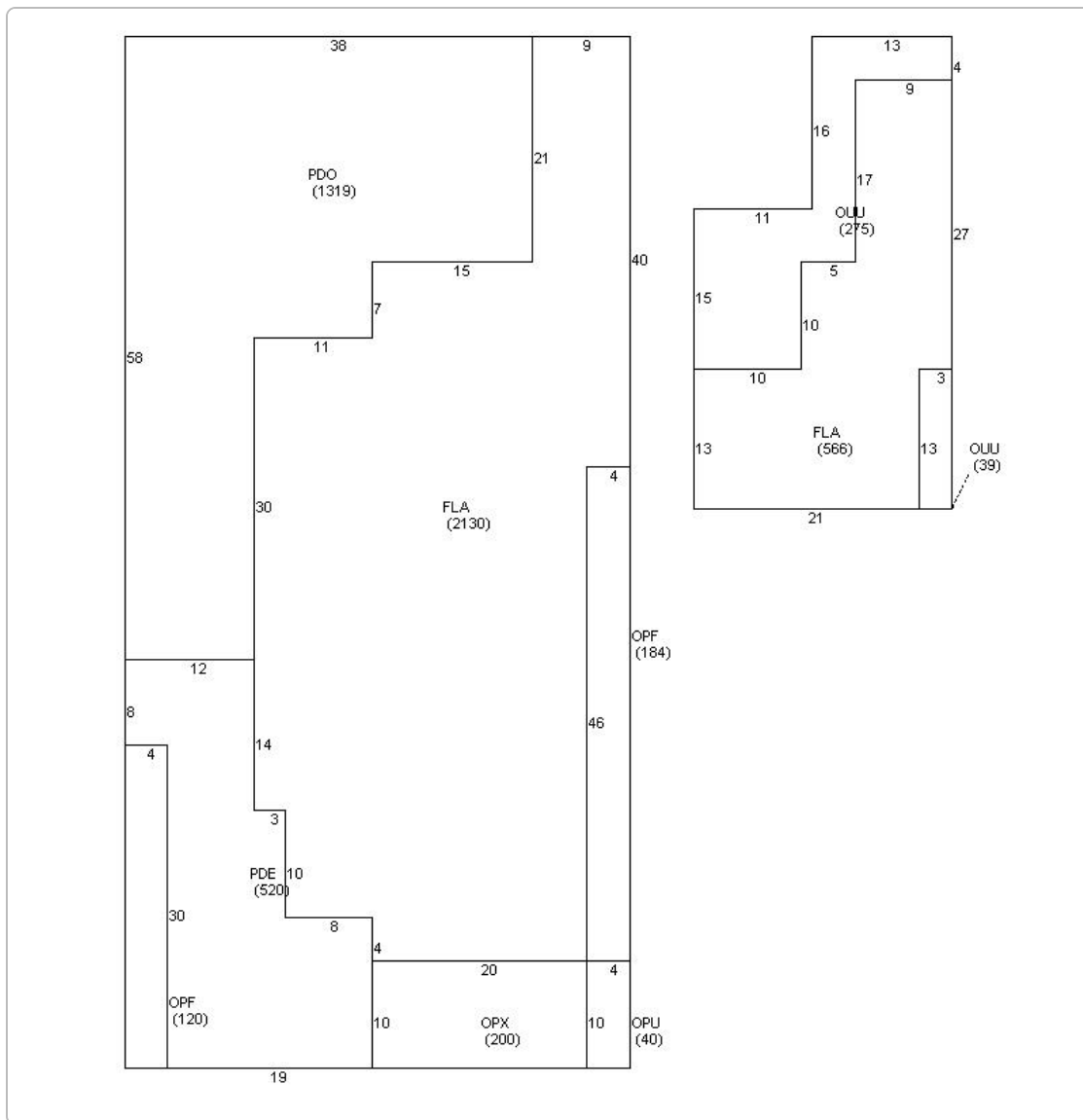
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
BLD2023-2963	10/25/2023		\$0	Commercial	RENOVATIONS AND BEAM REPLACEMENT. PAINT ENTIRE STRUCTURE. CONSTRUCTION OF ADDITIONAL WOOD DECK OVER EXISTING BRICK AREA (APPROX 225 SF).
HARC2023-0132	10/11/2023		\$0	Commercial	PAINT EXTERIOR OF COMMERCIAL BUILDING SIDING.
2016-1451	4/19/2016		\$1,000	Commercial	REPLACE DAMAGED DECKING
10-1489	5/24/2010		\$9,500		REMOVE AND REPLACE APPROX. 325SF OF 2 X 6 DECKING IN SEC 2 ONLY CMC FRAME. REMOVE AND REPLACE APPROX 120 SF BOTH FLOOR TILE IN ADA BATHROOM.
08-2532	7/18/2008		\$14,000		REPLACE 9.5LF OF EXISTING SIDEWALK WALL WITH NEW GRADE BEAM AND BLOCK WALL 3' H. CREATE NEW 18LF OF GRADE BEAM AND BLK WALL 3'H. INSTALL 90 SF OF FRAMING AND 2X6 DECKING. RELOCATED ONE 6X6 COLUMN AND REDO HEADER. FORM AND POUR 18SF 4" CONCRETE SLAB FOR ADA LIFT. INSTALL ADA LIFT. INSTALL 266SF BRICK PAVERS
08-2536	7/18/2008		\$1,800		INSTALL NEW 9.5 LF ROLLING GATE WITH PICKETS 42" H TO MATCH EXISTING PEDESTRIAN GATE. REVERSE CURRENT SWING OF GATE AT SIDEWALK.
06-3873	6/27/2006	8/16/2006	\$4,500		DRY FOOTERS INSTALL DECK FRAME AN BUILD NEW DECK RENOVATE EXISTING FRAMING
06-1166	6/15/2006	8/16/2006	\$2,000		RE INSTALL UL300 FIRE SYSTEM
06-2365	4/17/2006	8/31/2006	\$1,500	Commercial	SET (2) 100 GAL PROPANE TANKS
06-0767	2/15/2006	8/16/2005	\$3,500		CONSTRUCT NEW SLAB FOR PROPANE TANK, CONSTRUCT REAR DECK AND FOOTERS
06-0525	1/30/2006	8/16/2006	\$5,000		INSTALL 24 OPENINGS COVERED WITH ALUMINUM
05-4729	11/8/2005	8/16/2006	\$18,500		INSTALL THREE 5 TON A/C'S W/ 18 OPENINGS
05-4731	11/8/2005	8/16/2006	\$28,000		RESTAURANT WIRING 600 AMP SVC, 5 ADN 10 TON A/C UNITS, 1 GENERATOR
05-4732	11/8/2005	8/16/2006	\$25,000		INSTALL 800 SF OF VCRIMP, 800 SF OF CONCH SHINGLES
05-4728	11/7/2005	8/16/2006	\$225,000		PAHSE IV DOORS WINDOWS EXTERIOR SIDING, INTERIOR DRYWALL FLOOR TILE NEW FOUNDATION PORCH
05-4728	11/7/2005	8/31/2006	\$225,000	Commercial	PHASE IV DOORS & WINDOWS & DRYWALL,71 SEAT RESTAURANT
05-4730	11/7/2005	8/16/2006	\$18,500		INSTALL NEW PLUMBING
05-3782	9/22/2005	8/16/2005	\$90,000		CONSTRUCT FRAMING FOR WALLS, 2ND FLOOR ROOF FRAMING & SHEETHING
06-2684	7/4/2005	8/16/2005	\$22,880		FOUNDATION & FLOOR FRAMING REPAIRS ONLY
05-2353	6/16/2005	8/16/2006	\$20,000		DEMO OF SOME EXTERIOR WALLS 50% & DEMO 75% OF ROOF DAMAGED BY FIRE
05-1799	5/23/2005	8/31/2006	\$25,000		DEMO OF ALL FLOOR COVERING, WALLS, CEILINGS FOR DISCOVERY AFTER THE FIRE INTERIOR ONLY
05-1799	5/23/2005	8/31/2006	\$25,000	Commercial	DEMO FOR DISCOVERYN AFTER FIRE.
03-0364	2/10/2003	10/3/2003	\$1,000	Commercial	EXTEND AWNING
02-2819	10/17/2002	2/25/2003	\$15,000	Commercial	UPGRADE ELECTRIC
02-2811	10/15/2002	2/25/2003	\$3,333	Commercial	DRYWALL
02-2437	9/25/2002	2/25/2003	\$1,100	Commercial	REPLACE WATER HEATER
02-1540	9/9/2002	2/25/2003	\$5,350	Commercial	UPDATE ELECTRIC
02-1727	8/13/2002	2/25/2003	\$4,950	Commercial	CREATE NEW ENTRANCE
02-1610	6/21/2002	2/25/2003	\$750	Commercial	REPAIR WOOD

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9903877	12/28/1999	11/2/2000	\$4,700	Commercial	AWNINGS
9801292	4/27/1998	11/2/1999	\$600	Commercial	DISCONNECT/RECONNECT OVEN
9602302	6/1/1996	8/1/1996	\$400	Commercial	RENOVATIONS
9602336	6/1/1996	8/1/1996	\$500	Commercial	PLUMBING
9602487	6/1/1996	8/1/1996	\$200	Commercial	ELECTRICAL
9600532	1/1/1996	8/1/1996	\$900	Commercial	PLUMBING
B951803	6/1/1995	9/1/1995	\$9,800	Commercial	REPAIRS
E951980	6/1/1995	9/1/1995	\$1,000	Commercial	ELECTRICAL
E952105	6/1/1995	9/1/1995	\$2,500	Commercial	3-1HP MOTOR/1-3HP MOTOR
M951901	6/1/1995	9/1/1995	\$3,500	Commercial	3 TON AC
M952103	6/1/1995	9/1/1995	\$3,210	Commercial	ANSUL SYSTEM
P951871	6/1/1995	9/1/1995	\$2,500	Commercial	REPLACE PLUMBING
B942630	8/1/1994	11/1/1994	\$150	Commercial	PAINT BUILDING

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Sketches (click to enlarge)



Photos



Map



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